



# The City of Grove City, Ohio

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Planning Commission Staff Report  
Lower Level Conference Room  
October 6, 2015 1:30pm

- 1. APPLICATION: Scioto Meadows (Ashwood Glen) - Development Plan**
- Project Number: 201506010039
- Location: 6524 Jackson Pike, located on the east side of Jackson Pike, 150± feet south of Scioto Meadows Boulevard (040-008543).
- Proposal: The development of 52 residential units on approximately 7.6 acres of land.
- Applicant: Redwood Acquisitions, Inc., c/o James Frey; 23775 Commerce Park, Suite 7; Beachwood, Ohio 44122.

**Relevant Code Section(s):**

- 1135.14, Zoning Districts and Regulations – Planned Unit Development District, Preliminary Plan Content

**Project Summary**

The applicant is requesting approval of a development plan for Scioto Meadows (Ashwood Glen), a 52 unit multi-family residential development proposed at 6524 Jackson Pike. The site is located on the undeveloped portion of the Village at Scioto Meadows condominium development, originally approved by City Council in March 1999. The site has been sold by the original developer and purchased by a new developer who has proposed a new development plan for this area.

**Details**  
**Site Plan**

A total of 52 units are proposed on the 7.6 acre site, yielding a density of 6.8 dwelling units per acre. The site will be accessed from existing roadways in the Village at Scioto Meadows condominium development, Lakeview Drive West, Lakeview Drive East, and Pondview Drive. Lakeview Drive North was partially installed by the original developer and is proposed to be finished with this development to provide connectivity through the site. Because the site will utilize existing roadways to access the site and existing road West River Drive lies on the site to be developed but is utilized to access the Village at Scioto Meadows, access easements have been drafted between the proposed development and the Village at Scioto Meadows to ensure that residents of both developments can utilize all roadways to access their property. These easements will need to be recorded with the County prior to site improvement plan approval. Plans show (Sheet C002) rolled curbing used on existing unfinished roadways. Staff believes that roads should be installed with the same standards as the original development plan for the area and existing Village at Scioto Meadows development.

Proposed units will be accessed from a combination of front-loaded and rear-loaded garages. Buildings are generally oriented towards Lakeview Drive North and Lakeview Drive East, with some units accessed from rear-loaded garages off Pondview Drive. The leasing office and mail kiosk are proposed at the entrance to the site, off West Rive Drive. Staff has concerns over the difference in proposed layout from the originally approved development plan for the area, with all garages located in the rear of structures, and the proposed new project layout with primarily front-loaded garages. In order to closer match the character of the surrounding development, and to be consistent with previously approved plans, Staff believes that all garages should be located in the rear of the structures.

A 30' setback is shown from the north, east and west boundaries and no setback is shown along the south boundary, adjacent to Pondview Drive. The proposed project meets the 30' pavement setback established in the originally approved development plan. However, some buildings infringe slightly into the previously approved 60' building setback (also required by Code for multi-family developments). The distance between the structures varies from 20' to 103'.

The applicant has submitted an agreement between the neighboring Village at Scioto Meadows Condominium Association, signed by the Association's Board Members and Redwood Acquisitions. The letter indicates support of the proposed development, and includes project details such as site layout and building architecture, as well as maintenance and utility responsibilities.

#### Architecture

A total of nine single-story buildings are proposed, ranging from 2 to 10 units per building, with an approximate maximum height of 19'10" above grade. There are five different unit styles and total 52 units. The unit breakdown is as follows: Meadowood (7 units at 1,746 gross square feet), Summerwood (3 units at 2,040 gross square feet), Forestwood (22 units at 1,713 gross square feet), Haydenwood (5 units at 1,744 gross square feet), and Type 1A (15 units at 1,421 gross square feet).

Each building is to be finished in a combination of vinyl siding ("White") and brick ("Adrian"). The roof will be composed of 30 year dimensional asphalt shingles ("Weathered Wood" or "Rustic Black"). Although the materials selected are similar to those utilized in the Village at Scioto Meadows development to the south; staff does not feel the one-story structures and the front-loaded garages are in character with structures in the existing condo development. There are large expanses of protruding front-loaded garages, specifically along Lakeview Drive North and Lakeview Drive East, which staff does not feel is compatible with the existing development. Staff has recommended to the applicant to make all units rear-loaded and to increase the height of the structures to give the appearance of two-story structures in order to better match the character of area development.

#### Parking

The proposed development will have a combination of 2-car garages (37), 2-car drives (37), 1-car garages (15), and 1 car drives (15) depending on the unit type. There will be an additional 12 standard and 2 handicap-accessible visitor off-street parking spaces, resulting in a total of 118 spaces throughout the site. No parking will be permitted on either side of roadways in the development.

### Landscaping and Screening

Landscaping is proposed on the site for both decorative and functional purposes and includes deciduous and evergreen trees, shrubs, and perennials and ornamental grasses. Trees are provided as required by code (104 required for 52 units). Additional landscaping is proposed along the eastern property boundary to provide supplementary screening from the existing single family homes on Scioto Meadows Boulevard.

Landscaping is also provided for each residential structure and around the proposed gazebo. Decorative landscaping is proposed to highlight the entrance feature to the site. Detailed planting plans have been submitted for each dwelling type and the entryway.

### Open Space and Connectivity

Per 1101.06(b), based on the number of units proposed, 2.3 acres of open space is required within the development. The applicant has provided a plan sheet indicating the location of this open space, which surrounds the development on the east, north and west boundaries. A large area on the northeast corner of the site has also been dedicated to open space and includes a sidewalk and gazebo. This proposed open space is adjacent to the city's Scioto Meadows Park. The city requested that a sidewalk be installed between the two proposed open spaces for easier access to the public park for residents; however the applicant expressed security concerns with this connection and did not include it in plans. Staff also recommended that Building D be removed from the plans to make the open space more open to the community instead of located behind a structure; however, the applicant did not incorporate this into the plans.

Sidewalks are proposed along West River Drive and Lakeview Drive East, which connects to the existing Village at Scioto Meadows development.

### Utilities

Stormwater, sanitary sewer and water were all installed as part of the original Village at Scioto Meadows development in 1999. The applicant has indicated that the only modification will be updating the outlet structure of the existing detention basin to provide Water Quality, which was not a requirement when the basin was originally constructed.

### Analysis

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications by applying the eight (8) findings.

- (1) **The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.**

**Finding Met:** The proposed use will not, in the opinion of staff, be detrimental to surrounding uses. The site is bordered to the south by multi-family residential (The Village at Scioto Meadows), to the east by single-family homes (Scioto Meadows) and parkland, to the north by large-lot single-family homes in Jackson Township, and to the west by undeveloped land in Jackson Township. The proposed density of 6.8 DU/acre is less intense compared to the approved density for the Village at Scioto Meadows (7.1 DU). Furthermore, supplemental landscaping is proposed around the eastern boundary of the site to screen the development from adjacent single-family homes.

- (2) **Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.**

**Finding Not Met:** The proposed density and distances between structures all comply with Code requirements for multi-family developments. However, there are several Code requirements that the proposed development does not meet. A building is proposed with ten (10) units, exceeding the maximum permitted by Code (eight units per building). Code requires 2.5 parking spaces per unit (resulting in a total of 130 required spaces), while the applicant is proposing a total of 118 parking spaces. The private street width does not meet the Code required 26' (24' are proposed). Lastly, Code requires that buildings are not closer than 60' to the project boundary, while the applicant proposes several buildings within 60' of the project boundary. Staff does not feel like the lacking 12 parking spaces will be a hindrance to the residents or visitors to the development, nor will the narrower street since no on-street parking is permitted throughout the development. Additional landscaping has been provided around the buildings where the development does not meet the 60' boundary. However, Staff does not support the deviation from Code concerning the number of units per structure, as this requirement is in place to break up the redundancy of design elements, which Staff believes this proposal is lacking.

- (3) **Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

**Finding Not Met:** Some land surrounding the proposed development has been developed (with multi-family and single-family homes in Grove City and Jackson Township) and when the previous Final Development Plan was approved in 1999, it was assumed the development would be fully developed. The proposed development is compatible in use to the existing development but has not been designed to integrate into the existing development. The applicant has identified materials that closely match the character of the surrounding development, but the layout of the site is not compatible due to front-loaded garages and large spans of unpleasing roof and garage lines. Even with the signed agreement from the neighboring Condo Association, Staff does not feel that this alone warrants support. Additionally, the applicant has expressed concern with connecting to the neighboring Scioto Meadows Park.

- (4) **The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

**Finding Met:** The proposed PUD is in conformance with the general intent of the area, as it is surrounded by a similar (multi-family) use to the south, single-family homes to the east and north, and undeveloped land to the west. Furthermore, the site was previously approved for a residential PUD in 1999; however the site was never developed.

- (5) **Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.**

**Finding Can Be Met:** The proposed private street network within the development will be suitable to carry traffic generated by the proposed residential units. Easements have been drafted over area roads to ensure access over roadways in the existing condo development and proposed development. However, Staff is not supportive of the proposed rolled curbing for unfinished roadways.

**(6) Existing and proposed utility services are adequate for the proposed development.**

**Finding Met:** Submitted materials indicate sufficient utility services for the proposed development. Stormwater, sanitary sewer and water services were originally installed as part of the original Scioto Meadows development plan in 1999. Changes from those plans include updating the outlet structure of the existing detention basin to provide Water Quality, which was not a requirement when the basin was originally constructed. Additionally, although the private water mains were installed as part of the original development, the new development will need to be on its own isolated system.

**(7) Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.**

**Finding Met:** The applicant has not indicated any phasing for the proposed development. However, as proposed, the site will contain the required parking, landscaping, and utilities to create a stable environment.

**(8) The proposed Planned Unit Development District and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.**

**Finding Met:** The proposed project, including building, parking spaces, landscaping, and utilities can be completely developed within seven years.

**Recommendation**

The requested development plan would allow the development of a 52 unit multi-family residential development located at 6524 Jackson Pike. Due to the inconsistent layout of the site with neighboring developments and the previously approved plans and the deviation from the Zoning Code, Staff does not feel the development plan is appropriate as submitted.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of disapproval to City Council for the Final Development Plan.